

# HUNTERS®

HERE TO GET *you* THERE



Coniston Lane

Leeds, West Yorkshire, LS9 0FD

£1,200 Per Month

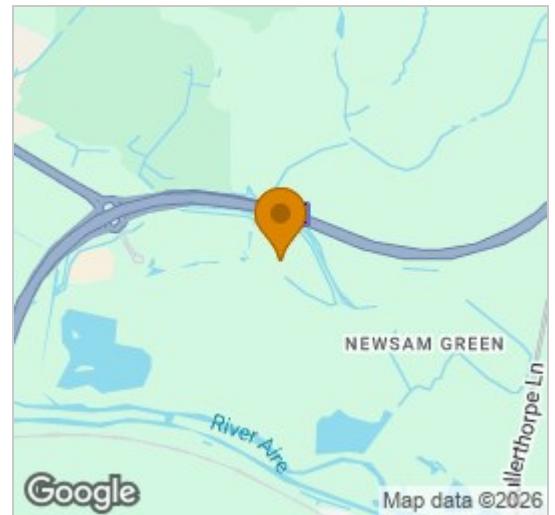


Council Tax: C

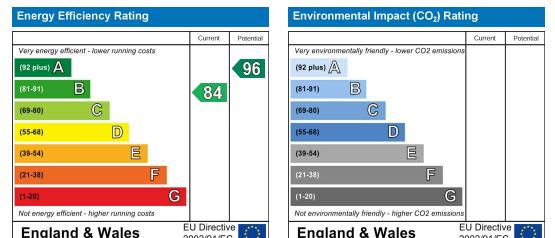
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters North Leeds Lettings Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

- NEWLY BUILT AND NEVER LIVED IN
- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO BATHROOMS
- DOWNSTAIRS W/C
- GARDENS TO THE FRONT AND REAR
- DRIVEWAY
- GREAT FIRST TIME HOME
- UNFURNISHED
- AVAILABLE NOW
- HOLDING DEPOSIT REQUIRED

NEWLY BUILT AND NEVER LIVED IN – THREE BEDROOM SEMI-DETACHED HOUSE – TWO BATHROOMS – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – GREAT FIRST TIME HOME – UNFURNISHED – AVAILABLE NOW – HOLDING DEPOSIT REQUIRED

Available now and unfurnished, this three bedroom, two bathroom, semi-detached house is newly built and has never been lived in. Located at Skelton Lake, the property is close to shops, restaurants, transport links and other great amenities close by. There are gardens to the front and rear and a driveway with an electric car charging point, externally. Internally. It briefly comprises; porch, lounge, hallway, downstairs w/c and kitchen dining room on the ground floor. On the first floor is a master bedroom with an ensuite, landing, house bathroom and two further bedrooms. Energy Rating - B



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.